

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
AUGUST 5, 2024**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, August 5, 2024, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by Chairman Szilasi.

ROLL CALL: The following Planning and Zoning members were present:

Commissioner Busching	Mayor Licklider
Commissioner Marstall	Alderman Martiszus
Commissioner Reiter	Commissioner Wagner
Chairman Szilasi	

Commissioner Castrop, Commissioner Eash, Commissioner Foster, and Commissioner Heyl were absent. A quorum is present.

Also, present were Bill Hanks (City Clerk) and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Mayor Licklider made a motion to approve the July 1, 2024, Planning & Zoning Commission meeting minutes, with one typographical error, seconded by Commissioner Wagner. The motion carried with 7 ayes.

VISTOR’S/PUBLIC COMMENT:

There were no Visitor’s/Public Comments at this time.

BOARD REPORT:

There was no Board Report.

PUBLIC HEARING:

Consideration of a Zoning Change Application (RZ-2024-01) filed by Chris DeGuentz, from Fischer & Frichtel Custom Homes, LLC, (applicant) for BPD CO. I, LLC, (owner) to change the present zoning from “AG” Agricultural District to “RS-1/2” Single-Family Residential District at 6101 Ozark Way: Commissioner Szilasi opened the public hearing at 7:32 PM.

- **Karen Sample, 5866 Hidden Creek Drive:** She had a question about the sanitary sewer connection and voiced her concern about the removal of the trees.

Before anymore comments, Chairman Szilasi gave an opportunity to Chris DeGuentz, from Fischer & Frichter, to present all the changes to proposed Persimmon Trace development to the Commission and the public

Mr. DeGuentz gave a short presentation. The major changes to the proposed development include changing the development's concept from villas to single-family residences, reducing the number of lots from 19 to 13, changing the zoning request from Planned Residential (PR) to RS-½ Single-Family Residential, and eliminating all the front entry garages.

- **Darrell Bengfort, 991 O'Fallon Road:** He voiced concern about the sidewalk improvements on Ozark Way would cause possible drainage issues on his property.

Mr. Lauer (City Planner) stated that sidewalk was associated with the villas concept, and the improvement would only be an interior sidewalk with the first initial concept of the proposed development

- **Dustin Roberts, 5862 Hidden Creek Drive:** He stated that this proposed development does not align with the City's 2015 Comprehensive Plan because this development would not preserve the nature areas.
- **Janet Kolb, 300 Wolfrum Road:** She stated that the City of Weldon Spring was incorporated because the residents prefer larger lot size and wanted to preserve green spaces.
- **Rich Wahler, 101 Osage Way:** He wants to see larger lot sizes.
- **Chad Crownover, 201 Ozark Meadow Drive:** He voiced concern about visibility on the offsets of the entrance points.
- **Jason Hitt, 100 Osage Way:** He would rather see one acre lots over ½ acre lot
- **Tim Baker, 124 Osage Way:** He wants to see trees planted on Ozark Way to act as a type of barrier from the additional traffic lights for the neighbors.

Commissioner Szilasi closed the public hearing at 8:00 PM.

Conditional Use Permit (CUP-2024-01) filed by Steve Quigley of "The Clayton Engineering Company," (applicant) for Forty Nine Fifty, LLC, (owner) for the purpose of allowing a "light industrial use" (warehouse) at 450 Technology Drive: Commissioner Szilasi opened the public hearing at 8:00 PM.

- **Vonnie Shepherd, 2 Wycliffe Court:** She voiced several concerns, such as a lack of the building's renderings, retention pond issues, building's height, and traffic issues on Meadows Parkway.

Keith Fryer, from the Clayton Engineering Company, answered many of the concerns brought up by Mrs. Shepherd. He stated the proposed building is approximately 100,000 square feet in size, the height of the building is 40 feet, and the plan is to eliminate the lake on the property. He added that this is only a concept because this is a build to suit option that currently does not have a user and the building would not be built until an user is found. Furthermore, the use would not require any change in zoning and the access point would be on Technology Drive.

Commissioner Szilasi closed the public hearing at 8:20 PM.

NEW BUSINESS:

Request for a Zoning Change from (AG) Agricultural District to (RS-1/2) Residential ½ Acre District (RZ-2024-01) and the Major Preliminary Plat for Persimmon Trace for 6101 Ozark Way: Mr. Lauer (City Planner) briefly summarized both staff reports, which were in the Planning & Zoning Meeting Packet, and stated that the Preliminary Plat met all the municipal code. Chairman Szilasi added that the developer already made significant changes from all the feedback that was gathered at the Conceptual/Sketch Plan Review meeting on April 16, 2024.

Commissioner Reiter asked if the City would be setting a precedence with this zoning request change approval because the Persimmon Golf Course property is zoned RS-1 (one acre) Single-Family Residential. Chairman Szilasi stated that the Commission cannot act on any hypothetical situations because the golf course is a separate issue. Mr. Lauer added that Persimmon Golf Course recently extended their lease.

Chairman Szilasi asked about the starting prices for the houses within the proposed development. Mr. DeGuentz stated that the starting base price would be approximately \$800,000 with the average sale price between \$1.3 to \$1.4 million.

Mr. DeGuentz stated that the zoning of the two adjacent subdivisions is zoned ½ acres. There was a brief discussion about zoning districts and a tree plan.

Mayor Licklider made a motion to recommend the rezoning for 6101 Ozark Way from (AG) Agricultural District to (RS-1/2) Residential ½ Acre District, seconded by Commissioner Busching. On a roll call vote, the **motion carried** with 6 ayes. Commissioner Reiter voted no.

Commissioner Wagner made a motion to approve the Preliminary Plat for Persimmon Trace at 6101 Ozark Way, seconded by Commissioner Reiter. On a roll call vote, the **motion carried** with 7 ayes.

Request for Conditional Use Permit (CUP-2024-01) for the purpose of allowing a “light industrial use” (warehouse) at 450 Technology Drive: Mr. Lauer (City Planner) briefly summarized the staff report for the CUP request, which was in the Planning & Zoning Meeting Packet. Chairman Szilasi and Alderman Martiszus raised concerns about the truck traffic, Meadows Parkway, and the appearance of a warehouse at 450 Technology Drive. A lengthy discussion about the unknown factors took place.

Commissioner Marstall made a motion to recommend approval of the Conditional Use Permit (CUP), which was filed by Steve Quigley of "The Clayton Engineering Company," (applicant) for Forty Nine Fifty, LLC, (owner), for the purpose of allowing a "light industrial use" (warehouse) at 450 Technology Drive. The motion was seconded by Mayor Licklider. On a roll call vote, the **motion failed** with 7 noes.

With the recommendation of denial for the Conditional Use Permit (CUP), the major site plan for Weldon Spring Pointe at 450 Technology Drive is dead on the table.

ADJOURNMENT:

Alderman Martiszus made a motion to adjourn the meeting at 9:00 PM, seconded by Major Licklider. The **motion carried** with 7 ayes.

Respectfully submitted,



William C. Hanks
City Clerk